

UNITED STATES DISTRICT COURT
DISTRICT OF MAINE

U.S. Bank Trust N.A., as Trustee for LSF9
Master Participation Trust

Plaintiff

vs.

Dawn Landsman a/k/a Dawn L.
Beauchamp

Defendant

CACH, LLC

Party-In-Interest

CIVIL ACTION NO: 2:19-cv-00156-LEW

RE: 6 School Street, Bridgton, ME 04009

Mortgage:
February 5, 2009
Book 26624, Page 83

CONSENT JUDGMENT OF FORECLOSURE AND SALE

Now comes the Plaintiff, U.S. Bank Trust N.A., as Trustee for LSF9 Master Participation Trust, and the Defendant, Dawn Landsman a/k/a Dawn L. Beauchamp and Party-In-Interest CACH, LLC, and hereby submits this Consent Judgment of Foreclosure and Sale.

Count II – Breach of Note, Count III – Breach of Contract, Money Had and Received, Count IV – Quantum Meruit, and Count V – Unjust Enrichment, are hereby **DISMISSED** without prejudice at the request of the Plaintiff. **JUDGMENT** on Count I – Foreclosure, is hereby **ENTERED** as follows:

1. If the Defendant or their heirs or assigns pay U.S. Bank Trust N.A., as Trustee for LSF9 Master Participation Trust (“U.S. Bank”) the amount adjudged due and owing (\$170,438.32) within 90 days of the date of the Judgment, as that time period is calculated in accordance with 14 M.R.S.A. § 6322, U.S. Bank shall forthwith discharge the Mortgage and file a dismissal of this action on the ECF Docket. The following is a breakdown of the amount due and owing:

Description	Amount
Unpaid Principal Balance	\$114,800.22
Escrow Balance	\$16,096.57
Interest	\$39,541.53
Grand Total	\$170,438.32

2. If the Defendant or their heirs or assigns do not pay U.S. Bank the amount adjudged due and owing (\$170,438.32) within 90 days of the Judgment, as that time period is calculated in accordance with 14 M.R.S.A. § 6322, their remaining rights to possession of the Bridgton Property shall terminate, U.S. Bank shall conduct a public sale of the Bridgton Property in accordance with 14 M.R.S.A. § 6323, disbursing the proceeds first to itself in the amount of \$170,438.32 after deducting the expenses of the sale, with any surplus to be disbursed pursuant to Paragraph 5 of this Judgment, and in accordance with 14 M.R.S.A. § 6324.
3. Pursuant to 14 M.R.S.A. § 2401(3)(F), the Clerk shall sign a certification after the appeal period has expired, certifying that the applicable period has expired without action or that the final judgment has been entered following appeal.
4. The amount due and owing is \$170,438.32.
5. The priority of interests is as follows:
 - a.) U.S. Bank Trust N.A., as Trustee for LSF9 Master Participation Trust has first priority, in the amount of \$170,438.32, pursuant to the subject Note and Mortgage.
 - b.) CACH, LLC has the second priority behind the Plaintiff pursuant to a Writ of Execution dated July 22, 2010, in the amount of \$4,751.65, and recorded in the Cumberland County Registry of Deeds in Book 28176, page 96.
 - c.) Dawn Landsman a/k/a Dawn L. Beauchamp has the third priority behind the Plaintiff.
6. The prejudgment interest rate is 6.000000%, *see* 14 M.R.S.A. § 1602-B, and the post-judgment interest rate is 8.590000%, *see* 14 M.R.S.A. § 1602-C.

7. The following information is included in this Judgment pursuant to 14 M.R.S.A. § 2401(3):

	PARTIES	COUNSEL
PLAINTIFF	U.S. Bank Trust N.A., as Trustee for LSF9 Master Participation Trust	John A. Doonan, Esq. Reneau J. Longoria, Esq. Doonan, Graves & Longoria, LLC 100 Cummings Center Suite 225D Beverly, MA 01915
DEFENDANT	Dawn Landsman a/k/a Dawn L. Beauchamp 113 Cimarron Drive, Apt. D8 Seabrook, NH 03874	Pro Se
PARTY-IN-INTEREST	CACH, LLC c/o Corporation Service Company 45 Memorial Circle Augusta, ME 04330	Pro Se

- a) The docket number of this case is No. 2:19-cv-00156-LEW.
- b) All parties to these proceedings received notice of the proceedings in accordance with the applicable provisions of the Federal Rules of Civil Procedure.
- c) A description of the real estate involved, 6 School Street, Bridgton, ME 04009, is set forth in Exhibit A to the Judgment herein.
- d) The street address of the real estate involved is 6 School Street, Bridgton, ME 04009. The Mortgage was executed by the Defendants on February 5, 2009. The book and page number of the Mortgage in the Cumberland County Registry of Deeds is Book 26624, Page 83.

- e) This judgment shall not create any personal liability on the part of the Defendant but shall act solely as an in rem judgment against the property, 6 School Street, Bridgton, ME 04009.

Dated: July 17, 2019

/s/ Reneau J. Longoria, Esq.
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Dated: July 4, 2019

/s/ Dawn Landsman
Dawn Landsman, a/k/a Dawn L. Beauchamp
113 Cimarron Drive, Apt. D8
Seabrook, NH 03874

SO ORDERED.

Dated: July 18, 2019

/s/Lance E. Walker
LANCE E. WALKER
U.S. DISTRICT JUDGE